



September 28, 2006

CIVIL City of Las Vegas  
PLANNING AND DEVELOPMENT DEPARTMENT  
731 South 4<sup>th</sup> Street  
STRUCTURAL Las Vegas, Nevada  
89101

Mechanical Dear Ladies/Gentlemen:

Electrical Please accept this letter from Wright Engineers on behalf of our client, Tousa Homes, Inc., as the  
PLUMBING justification for related requests for a Rezoning, a Variance and a Site Development Plan Review  
for development of property located at the northwest corner of Deer Springs Way and Bradley  
Road, also known as Falcon Crest Unit 1 (APN 125-24-203-022).

Our client intends to develop five single-family homes on the site. The site is currently  
designated L (Low Density Residential) in the City's Master Plan, which allows for densities up  
to 5.5 u.p.a. The site is currently zoned R-E (Residence Estates).

The applicant is requesting a conforming Rezoning from the R-E district to the R-PD2  
(Residential Planned Development - 2 Units per Acre) on the subject site. Although the density  
of the proposed project, at 2.86 u.p.a., is far below the Low Density threshold of 5.5 u.p.a., the  
intent is to match the scale and density of the surrounding properties in the area. All of the  
proposed lots exceed 16,000 s.f. in area, which is in scale with nearby development. A Site  
Development Plan Review for the project is also being submitted. This site plan conforms to  
Title 19 regulations, with the exception of the minimum site size requirement of 5 acres for R-PD  
developments (a request for a Variance to this requirement is also being filed), and a waiver of  
the perimeter landscaping strip along Deer Springs Way (the one on Bradley Road is being  
provided). The reason for this waiver is to have the project match the lots to the west of the cul-  
de-sac entrance, where no landscape buffer exists. This waiver is requested as part of this Site  
Development Plan Review.

The proposed rural density residential development will be compatible with surrounding  
residential uses, and will be a logical and attractive use of an infill parcel that will be designed to  
compliment the area.

Thank you for your consideration.

Sincerely,

Gary Leebold, AICP  
Director of Planning

**SDR-17247**  
**12/21/06 PC**